



**RPA PROJECT MANAGEMENT**  
**Project Status Report**  
*Department of Finance and Administration*

**Capitol Complex**

<b>Project:</b> <b>Manhole Renovation</b> Capitol Complex Nashville, TN 529/000-13-2010		<b>Project Work Type:</b> Renovation	<b>Delivery Method:</b> Grant	<b>Project Budget:</b> \$235,000.00
		<b>Current Work Phase:</b> Active	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$203,000.00
<b>Project Manager:</b> DePalma, N.	<b>Construction Admin:</b> n/a, .	<b>Designer:</b>	<b>Contractor:</b>	
<b>Project Health:</b> <b>Budget:</b> <span style="background-color: green; color: white;">G</span> <b>Schedule:</b> <span style="background-color: green; color: white;">G</span> 10/27/11: Metro Developer Construction Contract. Notice to Proceed expected within next two weeks from 10/27/11. <b>Issues:</b> <span style="background-color: green; color: white;">G</span>				

**Carroll County Lake**

<b>Project:</b> <b>Carroll County Lake Project</b> Carroll County Lake Huntingdon, TN 529/000-01-2011		<b>Project Work Type:</b> New Construction	<b>Delivery Method:</b> Grant	<b>Project Budget:</b> \$300,000.00
		<b>Current Work Phase:</b> Active	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$0.00
<b>Project Manager:</b> DePalma, N.	<b>Construction Admin:</b> n/a, .	<b>Designer:</b>	<b>Contractor:</b>	
<b>Project Health:</b> <b>Budget:</b> <span style="background-color: green; color: white;">G</span> <b>Schedule:</b> <span style="background-color: green; color: white;">G</span> <b>Issues:</b> <span style="background-color: green; color: white;">G</span>				

**Citizens Plaza Building**

<b>Project:</b> <b>Interior Renovation, Phase 3</b> Citizens Plaza Building Nashville, TN 529/076-01-2008		<b>Project Work Type:</b> Renovation	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$5,700,000.00
		<b>Current Work Phase:</b> Construction Documents	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$3,960,000.00
<b>Project Manager:</b> DePalma, N.	<b>Construction Admin:</b> Patteson, G.	<b>Designer:</b>	<b>Contractor:</b>	
<b>Project Health:</b> <b>Budget:</b> <span style="background-color: green; color: white;">G</span> <b>Schedule:</b> <span style="background-color: green; color: white;">G</span> <b>Issues:</b> <span style="background-color: green; color: white;">G</span> 10/27/11: RPA Interiors revising furniture plan to reflect newly adopted furniture model.				

## Clover Bottom Complex

<b>Project:</b> <b>Sewer Line Replacement</b> Clover Bottom Complex Nashville, TN 529/000-06-2010		<b>Project Work Type:</b> Renovation	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$1,000,000.00
		<b>Current Work Phase:</b> Bidding	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$725,000.00
<b>Project Manager:</b> DePalma, N.	<b>Construction Admin:</b> Shelton, T.	<b>Designer:</b>	<b>Contractor:</b>	
<b>Project Health:</b> <b>Budget:</b> <span style="background-color: green; color: white;">G</span> <b>Schedule:</b> <span style="background-color: green; color: white;">G</span> 9/27/11: Construction Contract in progress. <b>Issues:</b> <span style="background-color: green; color: white;">G</span>				

## Clover Bottom Mansion

<b>Project:</b> <b>Exterior Upgrade</b> Clover Bottom Mansion Nashville, TN 529/019-01-2007		<b>Project Work Type:</b> Renovation	<b>Delivery Method:</b> Best Value Method	<b>Project Budget:</b> \$600,000.00
		<b>Current Work Phase:</b> Construction Closed Awaiting Designer Closeouts	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$510,000.00
<b>Project Manager:</b> DePalma, N.	<b>Construction Admin:</b> Fields, J.	<b>Designer:</b>	<b>Contractor:</b> PBG Builders, Inc.	
<b>Project Health:</b> <b>Budget:</b> <span style="background-color: green; color: white;">G</span> <b>Schedule:</b> <span style="background-color: green; color: white;">G</span> <b>Issues:</b> <span style="background-color: green; color: white;">G</span>				

## Cordell Hull Building

<b>Project:</b> <b>Emergency Waterproofing Repairs</b> Cordell Hull Building Nashville, TN 529/011-01-2009		<b>Project Work Type:</b> Maintenance	<b>Delivery Method:</b> Job Order Contract	<b>Project Budget:</b> \$135,000.00
		<b>Current Work Phase:</b> Project Closed Out Awaiting One-Year Corr Insp	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$0.00
<b>Project Manager:</b> Law, V.	<b>Construction Admin:</b>	<b>Designer:</b>	<b>Contractor:</b>	
<b>Project Health:</b> <b>Budget:</b> <span style="background-color: green; color: white;">G</span> <b>Schedule:</b> <span style="background-color: green; color: white;">G</span> 7/18/11: Awaiting Warranty Inspection in June 2012. <b>Issues:</b> <span style="background-color: yellow; color: black;">Y</span> 7/22/11: Water detected in 1 of 5 monitoring wells (S&ME, report dated 6/16/11). Report states underground water creeping into well adjacent to areaway between rock strata (3'-2" water in bottom of well).				

## Data Centers

<b>Project:</b> <b>New Building</b> Data Centers Smyrna, TN 529/031-01-2007		<b>Project Work Type:</b> New Construction	<b>Delivery Method:</b> Design / CM	<b>Project Budget:</b> \$44,000,000.00
		<b>Current Work Phase:</b> Substantially Complete Awaiting Designer Closeouts	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$35,700,000.00
<b>Project Manager:</b> DePalma, N.	<b>Construction Admin:</b> Shelton, T.	<b>Designer:</b>	<b>Contractor:</b>	
<b>Project Health:</b>  <b>Budget:</b> <span style="background-color: green; color: white;">G</span> <b>Schedule:</b> <span style="background-color: green; color: white;">G</span> <b>Issues:</b> <span style="background-color: green; color: white;">G</span> 9/27/11: Awaiting closeout documents from Designer, contingent on final payment to Contractor.				

<b>Project:</b> <b>Chiller &amp; EMS Replacement</b> Data Centers Nashville, TN 529/031-01-2010		<b>Project Work Type:</b> Renovation	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$2,750,000.00
		<b>Current Work Phase:</b> Construction	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$2,400,000.00
<b>Project Manager:</b> DePalma, N.	<b>Construction Admin:</b> Shelton, T.	<b>Designer:</b>	<b>Contractor:</b>	
<b>Project Health:</b>  <b>Budget:</b> <span style="background-color: green; color: white;">G</span> <b>Schedule:</b> <span style="background-color: green; color: white;">G</span> <b>Issues:</b> <span style="background-color: yellow; color: black;">Y</span> 10/27/11: Concern expressed by OIR over risk associated with execution of electrical work.				

## Davy Crockett Building

<b>Project:</b> <b>Interior Renovation</b> Davy Crockett Building Nashville, TN 529/077-01-2008		<b>Project Work Type:</b> Renovation	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$8,100,000.00
		<b>Current Work Phase:</b> Construction Closed Awaiting Final Invoice	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$5,000,000.00
<b>Project Manager:</b> DePalma, N.	<b>Construction Admin:</b> Bryant, J.	<b>Designer:</b>	<b>Contractor:</b>	
<b>Project Health:</b>  <b>Budget:</b> <span style="background-color: green; color: white;">G</span> <b>Schedule:</b> <span style="background-color: green; color: white;">G</span> 8/25/11: Year-end Warranty is scheduled for September 2011. <b>Issues:</b> <span style="background-color: green; color: white;">G</span>				

<b>Project:</b> <b>Interior Renovation - Phase 2 - 8th Flr</b> Davy Crockett Building Nashville, TN 529/077-01-2009		<b>Project Work Type:</b> Renovation	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$2,000,000.00
		<b>Current Work Phase:</b> Substantially Complete	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$1,200,000.00
<b>Project Manager:</b> DePalma, N.	<b>Construction Admin:</b> Shelton, T.	<b>Designer:</b>	<b>Contractor:</b> PBG Builders, Inc.	

**Project Health:**

**Budget:** G

**Schedule:** G 9/27/11: Furniture ordered for installation.  
11/4/11: Substantial Completion date 10/25/11.

**Issues:** G

<b>Project:</b> <b>Interior Renovation-Phase 3 - Flrs 1, 6 &amp; 7</b> Davy Crockett Building Nashville, TN 529/077-01-2011		<b>Project Work Type:</b> Renovation	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$3,500,000.00
		<b>Current Work Phase:</b> SBC Approved Design Contract Executed	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$2,140,000.00
<b>Project Manager:</b> DePalma, N.	<b>Construction Admin:</b> Shelton, T.	<b>Designer:</b>	<b>Contractor:</b>	

**Project Health:**

**Budget:** G

**Schedule:** G

**Issues:** G 8/25/11: Awaiting resolution of furniture contract and space planning from Interior Division.

**James K. Polk Building**

<b>Project:</b> <b>Video Conf Rm/16th Floor-Comptroller of the Tr</b> James K. Polk Building Nashville, TN 529/075-005		<b>Project Work Type:</b> Buildout	<b>Delivery Method:</b> Job Order Contract	<b>Project Budget:</b>
		<b>Current Work Phase:</b> In Design	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b>
<b>Project Manager:</b>	<b>Construction Admin:</b> Patteson, G.	<b>Designer:</b>	<b>Contractor:</b>	

**Project Health:**

**Budget:** G

**Schedule:** G 1/31/11: Cost estimate received by Interior Design group.  
2/18/11: Project will be delayed until a new JOC contract is in place, June 1, 2011.  
8/1/11: RPA scheduling consultant to develop design documents for work order.  
8/15/11: Meeting scheduled with Comptroller's office on 8/19/11 to finalize program drawings.  
8/24/11: Greg Mayo given authorization to proceed with construction documents development.

**Issues:** G

<b>Project:</b> <b>Fire Alarm Replacement</b> James K. Polk Building Nashville, TN 529/075-01-2007-01		<b>Project Work Type:</b> Renovation	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$1,483,615.49
		<b>Current Work Phase:</b> Construction Documents	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$1,320,000.00
<b>Project Manager:</b> Burd, S.	<b>Construction Admin:</b> Fields, J.	<b>Designer:</b>	<b>Contractor:</b>	

**Project Health:**

**Budget:** G

**Schedule:** G 9/27/11: Design Development Phase reviewed and approved by RPA.

**Issues:** G

<b>Project:</b> <b>Curtain Wall Repair</b> James K. Polk Building Nashville, TN 529/075-02-2011		<b>Project Work Type:</b> Emergency Response	<b>Delivery Method:</b> Best Value Method	<b>Project Budget:</b> \$5,800,000.00
		<b>Current Work Phase:</b> Schematic Design	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$4,950,000.00
<b>Project Manager:</b> DePalma, N.	<b>Construction Admin:</b>	<b>Designer:</b>	<b>Contractor:</b>	

**Project Health:**

**Budget:** G

**Schedule:** G 8/25/11: Notice to Proceed given to Designer.  
10/27/11: RPA developing documents for Best Value 1 process.

**Issues:** G

**Legislative Plaza**

<b>Project:</b> <b>Accessibility Improvements</b> Legislative Plaza Nashville, TN 529/045-01-2007		<b>Project Work Type:</b> Renovation	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$2,075,000.00
		<b>Current Work Phase:</b> Construction Closed	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$1,500,000.00
<b>Project Manager:</b> DePalma, N.	<b>Construction Admin:</b> Patteson, G.	<b>Designer:</b>	<b>Contractor:</b>	

**Project Health:**

**Budget:** G

**Schedule:** G

**Issues:** G

## NW TN Regional Port Authority

<b>Project:</b> <b>Cates Landing Port</b> NW TN Regional Port Authority Tiptonville, TN 529/000-02-2011		<b>Project Work Type:</b> New Construction	<b>Delivery Method:</b> Grant	<b>Project Budget:</b> \$7,000,000.00
		<b>Current Work Phase:</b> Active	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$0.00
<b>Project Manager:</b> DePalma, N.	<b>Construction Admin:</b>	<b>Designer:</b>	<b>Contractor:</b>	
<b>Project Health:</b>  <b>Budget:</b> <span style="background-color: green; color: white; padding: 0 5px;">G</span> <b>Schedule:</b> <span style="background-color: green; color: white; padding: 0 5px;">G</span> <b>Issues:</b> <span style="background-color: green; color: white; padding: 0 5px;">G</span>				

## Old State Prison

<b>Project:</b> <b>Demolition-Phase II</b> Old State Prison Nashville, TN 529/000-04-2004-01		<b>Project Work Type:</b> Demolition	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$576,970.00
		<b>Current Work Phase:</b> Construction Documents	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$450,000.00
<b>Project Manager:</b> DePalma, N.	<b>Construction Admin:</b> Fields, J.	<b>Designer:</b>	<b>Contractor:</b>	
<b>Project Health:</b>  <b>Budget:</b> <span style="background-color: green; color: white; padding: 0 5px;">G</span> <b>Schedule:</b> <span style="background-color: yellow; color: black; padding: 0 5px;">Y</span> 9/27/11: Contract documents submitted 9/20/11. <b>Issues:</b> <span style="background-color: green; color: white; padding: 0 5px;">G</span> 6/15/11: Designer has been authorized to proceed with additional services involving revision to contract documents..				

## Piedmont Gas Building

<b>Project:</b> <b>Building Repairs-Phase 2</b> Piedmont Gas Building Nashville, TN 529/012-01-2010		<b>Project Work Type:</b> Renovation	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$1,500,000.00
		<b>Current Work Phase:</b> Construction	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$1,200,000.00
<b>Project Manager:</b> Law, V.	<b>Construction Admin:</b> Fields, J.	<b>Designer:</b>	<b>Contractor:</b> Baron + Dowdle Construction	
<b>Project Health:</b>  <b>Budget:</b> <span style="background-color: green; color: white; padding: 0 5px;">G</span> <b>Schedule:</b> <span style="background-color: green; color: white; padding: 0 5px;">G</span> 9/12/11: Construction NTP date has been established as 7/29/11. Required S/C date has been established as 12/25/11. <b>Issues:</b> <span style="background-color: green; color: white; padding: 0 5px;">G</span>				

<b>Project:</b> <b>Mechanical/Electrical Upgrade</b> State Capitol Nashville, TN 529/005-01-2005-02		<b>Project Work Type:</b> Renovation	<b>Delivery Method:</b> Design / CM	<b>Project Budget:</b> \$16,500,000.00
		<b>Current Work Phase:</b> Construction Documents	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$14,150,000.00
<b>Project Manager:</b> DePalma, N.	<b>Construction Admin:</b> Shelton, T.	<b>Designer:</b>	<b>Contractor:</b>	

**Project Health:****Budget:** G**Schedule:** G

**Issues:** Y 5/17/11: RPA, DGS and State Architect's office are currently studying options for executing project in 2012.  
 8/25/11: Amendment to Pre-Construction Contract in progress.  
 10/27/11: Housing plans have been developed and approved by Governor's office, Speakers' offices, and Constitutional office.  
 Designer developing Bid documents for temporary housing in Tennessee Tower and Legislative Plaza.

## State Library &amp; Archives

<b>Project:</b> <b>Roof Replacement</b> State Library & Archives Nashville, TN 529/043-02-2007		<b>Project Work Type:</b> Re-roof	<b>Delivery Method:</b> Best Value Method	<b>Project Budget:</b> \$950,000.00
		<b>Current Work Phase:</b> Substantially Complete	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$770,000.00
<b>Project Manager:</b> Law, V.	<b>Construction Admin:</b> Shelton, T.	<b>Designer:</b>	<b>Contractor:</b>	

**Project Health:****Budget:** G

**Schedule:** G 2/10/11: RSC date 3/21/11. 23% complete. Anticipate change order for time due to weather delays.  
 4/6/11: 50% complete. Change order for weather days forthcoming.  
 5/2/11: Weather days granted through mid April 2011 have pushed RSC date to 5/10/11. Additional weather days will be forthcoming. Expect completion mid to late May 2011.  
 6/24/11: Substantial Completion was 6/7/11.  
 9/26/11: Final Inspection 9/10/11.

**Issues:** G 7/8/11: Investigating drain problems at southwest corner of building. Pricing being processed for investigation and possible remediation.  
 7/22/11: Issue with snake in southwest roof drain. Issue with who is responsible to remove. Contractor's sub used snake to clear drain but got stuck at 80 and cannot remove. General Services was to have all drains clear prior to re-roof.  
 8/4/11: Work to remove stuck drain auger to begin week of 8/8/11.  
 9/26/11: Snake still in drain and hope to remove it week of 9/26/11.  
 10/21/11: Snake removed. Need to do change order for final payment for chase work. Still working on Designer closeouts.

## Tennessee Law Enforcement Training Academy

<b>Project:</b> <b>Roof Replacement</b> Tennessee Law Enforcement Training Academy Nashville, TN 529/040-01-2010		<b>Project Work Type:</b> Re-roof	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$250,000.00
		<b>Current Work Phase:</b> Construction Documents	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$210,000.00
<b>Project Manager:</b> Law, V.	<b>Construction Admin:</b> Fields, J.	<b>Designer:</b>	<b>Contractor:</b>	
<b>Project Health:</b>  <b>Budget:</b> <span style="background-color: green; color: white; padding: 0 2px;">G</span>  <b>Schedule:</b> <span style="background-color: green; color: white; padding: 0 2px;">G</span> 4/15/11: SDP meeting scheduled for 4/20/11. 4/20/11: NTP for combined DDP/CDP 4/21/11. 6/24/11: Need to review CDP drawings. Designer to send cost estimate. 7/22/11: Designer correcting 50% CDP drawings. 9/26/11: In final review for Bid date. 10/21/11: Need to schedule Bid date.  <b>Issues:</b> <span style="background-color: green; color: white; padding: 0 2px;">G</span>				

## Tennessee Performing Arts Center

<b>Project:</b> <b>Maintenance</b> Tennessee Performing Arts Center Nashville, TN 529/075-01-2008		<b>Project Work Type:</b> Maintenance	<b>Delivery Method:</b> Grant	<b>Project Budget:</b> \$300,000.00
		<b>Current Work Phase:</b> Active In Progress	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$0.00
<b>Project Manager:</b> n/a	<b>Construction Admin:</b> Patteson, G.	<b>Designer:</b>	<b>Contractor:</b>	
<b>Project Health:</b>  <b>Budget:</b> <span style="background-color: green; color: white; padding: 0 2px;">G</span>  <b>Schedule:</b> <span style="background-color: green; color: white; padding: 0 2px;">G</span>  <b>Issues:</b> <span style="background-color: green; color: white; padding: 0 2px;">G</span> Project is a grant.				

## Tennessee Tower

<b>Project:</b> <b>Exterior Renovation</b> Tennessee Tower Nashville, TN 529/079-02-2007		<b>Project Work Type:</b> Renovation	<b>Delivery Method:</b> Design / Bid / Build	<b>Project Budget:</b> \$14,550,000.00
		<b>Current Work Phase:</b> Substantially Complete	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$13,000,000.00
<b>Project Manager:</b> DePalma, N.	<b>Construction Admin:</b> Shelton, T.	<b>Designer:</b>	<b>Contractor:</b>	
<b>Project Health:</b>  <b>Budget:</b> <span style="background-color: green; color: white; padding: 0 2px;">G</span>  <b>Schedule:</b> <span style="background-color: green; color: white; padding: 0 2px;">G</span> 7/8/11: Reviewed patches of granite slab with Contractor and Designer. Consensus was patches did not meet expectations. Awaiting samples to address replacement of granite slab broken by Contractor during work to repair broken storm drain pipe. 9/27/11: Granite sample approved. Awaiting replacement of damaged stone by Contractor. 10/27/11: Closeout documents have been received from Designer.  <b>Issues:</b> <span style="background-color: green; color: white; padding: 0 2px;">G</span> 6/15/11: South storm system has been cleaned and repaired. Awaiting closeout documents from Designer.				



<b>Project:</b> <b>Roof Replacement</b> Watkins College of Art Nashville, TN 529/000-04-2010		<b>Project Work Type:</b> Re-roof	<b>Delivery Method:</b> Grant	<b>Project Budget:</b> \$300,000.00
		<b>Current Work Phase:</b> SBC Approved	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$0.00
<b>Project Manager:</b> Robertson, A.	<b>Construction Admin:</b>	<b>Designer:</b>	<b>Contractor:</b>	
<b>Project Health:</b> <b>Budget:</b> <span style="background-color: green; color: white;">G</span> <b>Schedule:</b> <span style="background-color: green; color: white;">G</span> 2/23/11: Grant has been issued by State Architect's office. <b>Issues:</b> <span style="background-color: green; color: white;">G</span>				

## West Tennessee Megasite

<b>Project:</b> <b>Preliminary Planning</b> West Tennessee Megasite , TN 529/000-02-2010		<b>Project Work Type:</b> Planning	<b>Delivery Method:</b> Design Consultant	<b>Project Budget:</b> \$3,415,000.00
		<b>Current Work Phase:</b> Program Verification	<b>Req'd Work Ph Compl:</b>	<b>MACC Budget:</b> \$0.00
<b>Project Manager:</b> DePalma, N.	<b>Construction Admin:</b>	<b>Designer:</b>	<b>Contractor:</b>	
<b>Project Health:</b> <b>Budget:</b> <span style="background-color: green; color: white;">G</span> <b>Schedule:</b> <span style="background-color: green; color: white;">G</span> 5/17/11: Conceptual planning completed 5/12/11. 6/15/11: ECD developing agreement between State and Brownsville Energy Authority needed in order to execute water and wastewater project. 8/1/11: F&A, ECD and Ag's office also negotiating with TVA on agreement for electrical infrastructure and services. <b>Issues:</b> <span style="background-color: green; color: white;">G</span> 7/26/11: Building Commission gave approval in May 2011 to proceed with MOU and to fully plan water and sewer project.				